GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
OCTOBER 27, 2026

1. CALL TO ORDER

Mayor Pro Tem Bill Moore called the Committee-of-the-Whole (C.O.W.) meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

2. ROLL CALL

Present in person: Councilmembers Ramona Garibay Rios, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez, Joan Souders

Present via teleconference: Councilmember Laura Flores

Absent: Mayor Ashley Lara and Councilmember David Diaz

Staff present: City Administrator Shane Fisher, City Treasurer Matt Cordray, Public Works Director John Simmons and City Clerk Anita Palacios

3. NEW BUSINESS

A. Ordinance levying the 2027 ad valor property taxes and excess levy taxes

Pursuant to legislation RCW 84.52.020, the City's certification for the purpose of levying 2027 property taxes was to be filed with the Board of Yakima County Commissioners on or before November 30, 2026 or the City would receive no funding from this source. As a result of Referendum 47, the City would need to pass an ordinance for the levy amount up to the full 101%. The regular levy request in the amount of $2,266,000 was a $161,000 increase from the 2026 levy amount and a 1% increase of that same 2026 levy amount, plus any amount allowed for new construction and increase in state assessed value.

Staff recommended the C.O.W. move an ordinance levying the 2027 ad valor property taxes and excess levy taxes to the November 10, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Ozuna, the C.O.W. moved an ordinance levying the 2027 ad valor property taxes and excess levy taxes to the November 10, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes

- Councilmember Souders – Yes

B. Ordinance increasing the 2027 property tax levy for the City of Grandview above the "limit factor" up to 101 percent

Staff recommended the C.O.W. move an ordinance increasing the 2027 property tax levy for the City of Grandview above the "limit factor" up to 101 percent to the November 10, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Souders, the C.O.W. moved an ordinance increasing the 2027 property tax levy for the City of Grandview above the "limit factor" up to 101 percent to the November 10, 2026 regular Council meeting for consideration.

Vote:
- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution authorizing the Mayor to sign the Drinking Water State Revolving Fund Loan Contract #DWL28174 Amendment Number 3 with the Washington State Department of Health to fund Water Storage Reservoir Improvements

The City applied for and received a Drinking Water State Resolving Fund Loan from the Washington State Department of Health in the amount of $9,090,000.00 to fund Water Storage Reservoir Improvements.

The existing 3.0 MG reservoir located at Public Works Operations needs to have a mixer installed as part of the 3.0 MG Reservoir Rehabilitation project. Staff requested to amend the current contract with the Washington State Department of Health (WSDOH) to add the "Mixer" to the scope of work. The cost of the mixer was already incorporated into the budget.

The primary reasons for installing a mixer were:
- Maintain disinfectant residual. Chlorine decays as water ages. A mixer circulates fresher water throughout the tank and reduces areas where chlorine residual could fall below desired levels.
- Reduce water age and stagnation. In a 3.0 MG tank, daily demand may represent only a relatively small portion of stored volume. Mixing helps prevent "old water" from remaining in poorly circulated zones.

- Improve water quality. Stagnant or poorly mixed water could contribute to taste and odor complaints, bacterial regrowth, nitrification (particularly with chloramines), and other water-quality problems.
- Prevent thermal stratification. During warm weather, water in a large tank could form temperature layers. Warmer water near the top may experience faster disinfectant decay and biological activity. A properly designed mixer disrupts these layers.
- Provide more representative sampling. When the tank was well mixed, water-quality samples were more representative of the overall stored water rather than one hydraulic layer.
- Improve effective tank utilization. A 3.0 MG tank does not necessarily provide 3.0 MG of effectively refreshed storage if incoming water follows a preferential flow path from inlet to outlet while other areas remain stagnant. Mixing makes better use of the entire storage volume.

Staff recommended the C.O.W. move a resolution authorizing the Mayor to sign the Drinking Water State Revolving Fund Loan Contract #DWL28174 Amendment Number 3 with the Washington State Department of Health to fund Water Storage Reservoir Improvements to the October 27, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Garibay Rios, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign the Drinking Water State Revolving Fund Loan Contract #DWL28174 Amendment Number 3 with the Washington State Department of Health to fund Water Storage Reservoir Improvements to the October 27, 2026 regular Council meeting for consideration.

Vote:
- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. <u>Resolution authorizing the Mayor to sign a Letter of Intent from PacifiCorp dba Pacific Power to transfer its Franchise to Gem Sub LLC and Portland General Electric Company</u>

On October 27, 2020, the City Council adopted Ordinance No. 2020-8 approving a franchise agreement with PacifiCorp d.b.a. Pacific Power.

Pacific Power has requested that the City consent to the assignment of the franchise to Gem Sub LLC and Portland General Electric Company. Gem Sub LLC and Portland General Electric Company would be bound by all terms and conditions of the franchise agreement as it relates to

its network.

Staff recommended the C.O.W. move Resolution authorizing the Mayor to sign a Letter of Intent from PacifiCorp dba Pacific Power to transfer its Franchise to Gem Sub LLC and Portland General Electric Company to the October 27, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Rodriguez, second by Councilmember Garibay Rios, the C.O.W. moved a resolution authorizing the Mayor to sign a Letter of Intent from PacifiCorp dba Pacific Power to transfer its Franchise to Gem Sub LLC and Portland General Electric Company to the October 27, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

E. Resolution approving a Repayment Agreement with Higgins Way, LLC for a loan through the Supporting Investment in Economic Diversification Fund

The City was awarded a half grant and half loan in the amount of $1,532,416 from the Yakima County Infrastructure Fund also referred to as the Supporting Investments in Economic Diversification (SIED) Fund for municipal infrastructure improvements on Wine Country Road and Higgins Way to facilitate the development of a truck plaza. The project would be a partnership with the developer Grandview Truck Plaza, LLC and Mahliinvestment LLC. The developer would be responsible for reimbursing the City $766,208 for the portion of the SIED loan.

On February 11, 2025, the City Council approved a repayment agreement with Grandview Truck Plaza, LLC and Mahliinvestment LLC for repayment of the SIED loan in the amount of $766,208, but said repayment agreement and collateral documents were not signed by the developer.

The ownership of the development and associated property changed hands to Higgins Way, LLC. Higgins Way, LLC, and/or its predecessors in interest made payments in accordance with the payment schedule in June 2025 and June 2026.

The City prepared a new repayment agreement with Higgins Way, LLC, to repay the Yakima County SIED loan in the amount of $766,208.00 in accordance with the terms of the repayment agreement attached to the resolution.

Staff recommended the C.O.W. move a resolution approving a Repayment Agreement with Higgins Way, LLC for a loan through the Supporting Investment in Economic Diversification Fund

to the October 27, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Garibay Rios, the C.O.W. moved a resolution approving a Repayment Agreement with Higgins Way, LLC for a loan through the Supporting Investment in Economic Diversification Fund to the October 27, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

F. Resolution authorizing the Mayor to sign the Local Community Projects Program Grant Agreement No. 26-96647-118 with the Washington State Department of Commerce for the Grandview Splash Pad funding

In April 2023, the City Council reviewed proposed American Rescue Plan Act (ARPA) projects, including a proposed splash pad. At that time, Council discussed removing approximately $100,000 in ARPA funding for the splash pad with the intent that the project instead be funded through the City's Capital Improvements Fund. The project was subsequently included in the City's capital improvement planning, including a $200,000 appropriation in the 2024 budget. The preliminary project was estimated at approximately $522,000 and included multiple water features, landscaping, seating, and related amenities.

The 2026 budget continued the $500,000 Capital Improvements Fund appropriation for the splash pad. In addition, the Washington State Legislature awarded the City of Grandview $108,000 in the 2025–27 State Capital Budget specifically for the Grandview Splash Pad project, providing an additional funding source to assist with project construction.

The 2025-27 State Capital Budget appropriation for a new Splash Pad was ready to be funded. City staff prepared the contract documents and has preliminary approval from Commerce to proceed with seeking reimbursement. Of the $108,000.00 state appropriation, the City would receive $104,760.00 because the state holds back a certain percentage for their administrative costs. Approval of the contract would allow the submittal and reimbursement of design and construction funds to the City.

Staff recommended the C.O.W. move a resolution authorizing the Mayor to sign the Local Community Projects Program Grant Agreement No. 26-96647-118 with the Washington State Department of Commerce for the Grandview Splash Pad funding to the October 27, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign the Local Community Projects Program Grant Agreement No. 26-96647-118 with the Washington State Department of Commerce for the Grandview Splash Pad funding to the October 27, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

G. Data Center Study Committee Recommendations

At the October 13, 2026 meeting, Council approved Ordinance No. 2026-09 imposing an immediate one-year City-wide moratorium on the filing, acceptance, processing, review, and approval of applications to establish or expand data centers; and setting a public hearing.

Ordinance No. 2026-09 directed the City to conduct a work plan and establish a Data Center Study Committee to evaluate the potential harmful impacts of data centers and consider the proper procedural requirements to protect health, safety, welfare and the natural environment. The ordinance sets a public hearing for the moratorium on Tuesday, November 10, 2026.

The next step would be for Council to recommend councilmembers and/or citizens for the Mayor to appoint to a Data Center Study Committee.

Discussion took place.

Councilmembers recommended the following Committee members: Councilmember Diaz, Councilmember Garibay Rios and citizen at-large Jesse Espinoza.

H. Ordinance authorizing the issuance of a water and sewer revenue bond in the principal amount of not to exceed $10,000,000 for the purpose of providing financing for improvements to the City's Wastewater Treatment Plant and other capital improvements; fixing the form and terms of the bond; providing for the sale of the bond to Banner Bank; and providing for other matters related thereto

The City of Grandview was completing a multi-phase project at the Wastewater Treatment Plant. The work would collectively be constructed through two to three phases depending on funding availability. The first phase, which this loan was helping to fund, would consist of constructing the new influent pump station, replacing the existing UV system, constructing a new storage building, modifying the existing sludge storage tank, constructing a new sludge storage tank and modifying the existing dewatering building with new screw presses.

By Fund the highlights of the budget changes was:

Sewer Fund: The total loan amount from Banner Bank for the Wastewater Treatment Plant improvements would be $10,000,000. Beginning in 2028, the City would begin making annual debt service payments of approximately $800,000 until the loan was satisfied in 2048.

Staff recommended the C.O.W. move an ordinance authorizing the issuance of a water and sewer revenue bond in the principal amount of not to exceed $10,000,000 for the purpose of providing financing for improvements to the City's Wastewater Treatment Plant and other capital improvements; fixing the form and terms of the bond; providing for the sale of the bond to Banner Bank; and providing for other matters related thereto to the October 27, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Garibay Rios, the C.O.W. moved an ordinance authorizing the issuance of a water and sewer revenue bond in the principal amount of not to exceed $10,000,000 for the purpose of providing financing for improvements to the City's Wastewater Treatment Plant and other capital improvements; fixing the form and terms of the bond; providing for the sale of the bond to Banner Bank; and providing for other matters related thereto to the October 27, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Garibay Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

4. CITY ADMINISTRATOR AND/OR STAFF REPORTS

IACC Conference – City Administrator Fisher and Public Works Director Simmons attended the IACC Conference last week in Wenatchee where they learned about state and federal grant opportunities.

NW Grandview Infrastructure Improvements SIED Loan – City Administrator Fisher reported that Raman Malhi, the truck plaza developer, contacted the City regarding moving to the next phase of extending water, sewer and roadway improvements along Wine Country Road, Higgins Way and Bethany Road to support the development of an additional 44 acres of land zoned industrial next to the truck plaza. Staff would be meeting with him to clarify plans.

5. MAYOR & COUNCILMEMBER REPORTS

YCDA Board Meeting – Councilmember Ozuna reported on a Yakima County Development Association meeting wherein the board discussed potential involvement with a consulting firm to attract retail businesses.

Council Retreat Updates –

- Priority 1: Finalize EMS/Emergency Response Plan – Discussions with the City of Sunnyside were ongoing with a draft interlocal agreement being reviewed. Target completion date of November 1st.
- Priority 2: Continue Police Station Design/Build – The consulting firm ARC was working with the City on the design. Site work/design was starting with HLA, and a sketch and cost estimate were expected in the next one to two meetings.
- Priority 3: Police Staffing and Equipment – None
- Priority 4: Irrigation Infrastructure Upgrades – None

Unsung Hero Committee – Councilmember Souders reported that one citizen application has been received for appointment to the Unsung Hero Committee. Outreach would continue for potential candidates.

6. ADJOURNMENT

On motion by Councilmember Souders, second by Councilmember Garibay Rios, the C.O.W. meeting adjourned at 6:35 p.m.

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Mayor Pro Tem Bill Moore Anita Palacios, City Clerk